

**A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 6120 Highview Drive, Fort Wayne, Indiana 46818 (Hoosier Pride Plastics and CED Property Management)**

**WHEREAS**, Petitioner has duly filed its petition dated June 25, 1997 to have the following described property designated and declared an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein;**  
and

**WHEREAS**, said project will create 13 full-time, permanent jobs and five part-time, permanent jobs for a total new, annual payroll of \$525,000, with the average new annual job salary being \$29,167 and retain seven full-time, permanent jobs and two part-time, permanent jobs for a total current annual payroll of \$220,905, with the average current, annual job salary being \$29,545; and

**WHEREAS**, the total estimated project cost is \$1,200,000; and

**WHEREAS**, it appears the said petition should be processed to final determination in accordance with the provisions of said Division 6.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

**SECTION 1.** That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall terminate on December 31, 2005.

**SECTION 2.** That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation and the estimate of the value of new manufacturing equipment, all contained in Petitioner's Statement of



Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation and from the installation of new manufacturing equipment.

**SECTION 5.** That, the current year approximate tax rates for taxing units within the City would be:

- (a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$9.0773/\$100.
- (b) If the proposed development does occur and no deduction is granted, the approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).
- (c) If the proposed development occurs and a deduction percentage of fifty percent (50%) is assumed, the approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).
- (d) If the proposed new manufacturing equipment is not installed, the approximate current year tax rates for this site would be \$9.0773/\$100.
- (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).
- (f) If the proposed new manufacturing equipment is installed and a deduction percentage of eighty percent (80%) is assumed, the approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).

**SECTION 6.** That, this Resolution shall be subject to being confirmed, modified and confirmed, or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

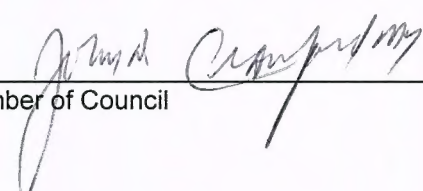
**SECTION 7.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten years, and the deduction from the assessed value of the new manufacturing equipment shall be for a period of five years.

**SECTION 8.** That, the benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.


**SECTION 9.** That, the taxpayer is non-delinquent on any and all property tax due to jurisdictions within Allen County, Indiana.

**SECTION 10.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as determined by the county auditor in accordance with section 12 of said chapter if the property owner ceases operations at the facility for which the deduction was granted and if the Common Council finds that the property owner obtained the deduction by intentionally providing false information concerning the property owner's plans to continue operation at the facility.

**SECTION 11.** That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
\_\_\_\_\_  
Member of Council

APPROVED AS TO FORM AND LEGALITY

  
\_\_\_\_\_  
J. Timothy McCauley, City Attorney

Read the first time in full and on motion by Crawford,  
and duly adopted, read the second time by title and referred to the Committee on Finance, (and the City Plan Commission for recommendation)  
and Public Hearing to be held after due legal notice, at the Common Council Conference  
Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_,  
the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_  
o'clock \_\_\_\_\_ M., E.S.T.

DATED: 7-8-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,  
and duly adopted, placed on its passage. PASSED  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>7</u>			<u>2</u>
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY				<u>✓</u>
LUNSEY	<u>✓</u>			
RAVINE				<u>✓</u>
SCHMIDT	<u>✓</u>			

DATED: 7-8-97

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,  
as (ANNEXATION) \_\_\_\_\_ (APPROPRIATION) \_\_\_\_\_ (GENERAL) \_\_\_\_\_ (SPECIAL) \_\_\_\_\_

(ZONING) \_\_\_\_\_ ORDINANCE \_\_\_\_\_ RESOLUTION NO. R-40-97  
on the 8th day of July, 19 97

ATTEST: Sandra E. Kennedy SEAL DD Schmidt  
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the  
9th day of July, 19 97,  
at the hour of 11:00 o'clock PM, M., E.S.T.

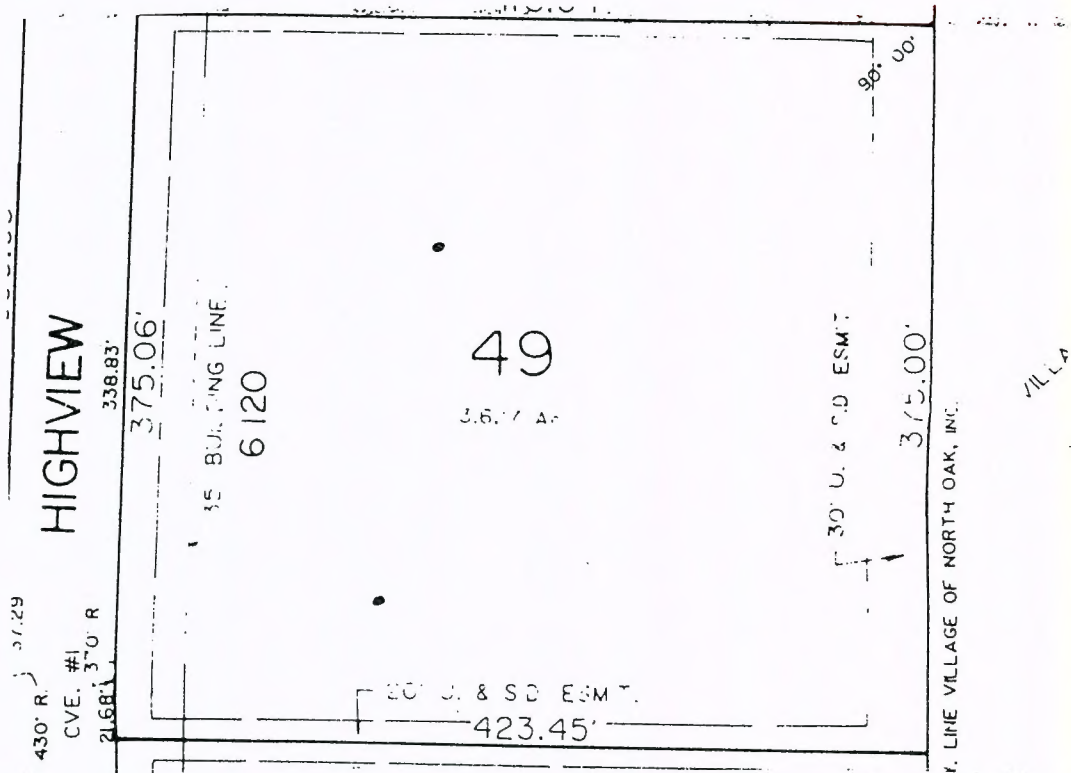
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 9th day  
of July, 19 97, at the hour of 6:20  
o'clock PM, E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR



Lot 49 Edgewood Industrial Park, section 16, Washington Township





# STATEMENT OF BENEFITS

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

## CITY OF FT WAYNE

FORM  
SB - 1

JUN 25 1997

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer <b>HOOSIER PRIDE PLASTICS INC/C.E.D. Property Management</b>	
Address of taxpayer (street and number, city, state and ZIP code) <b>2403 WEST SHOAF ROAD, HUNTERTOWN IN 46748</b>	
Name of contact person <b>MICHAEL HOEPFNER</b>	Telephone number <b>(219) 637-5124</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <b>FORT WAYNE COMMON COUNCIL</b>		Resolution number <b>R -</b>	
Location of property <b>6120 HIGHVIEW DR. FT. WAYNE 46818</b>	County <b>ALLEN</b>	Taxing district <b>WASHINGTON TOWNSHIP</b>	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) <b>LOT 49 EDGEMOOR INDUSTRIAL PARK SECTION 16 WASHINGTON TOWNSHIP</b>		ESTIMATED	
Real Estate <b>1500T PRESS, 1000T PRESS, 400T PRESS, 2-350T PRESS, WATERWORKER</b>		Start Date <b>8-97</b>	Completion Date <b>12-97</b>
New Mfg Equipment <b>3 GRINDERS, CONVEYOR SYSTEM, 10 TON CRANE, 10T FORK TRUCK STORAGE RACKS, AIR COMPRESSOR, LOADER &amp; VAC SYST, SILO, RISE MOLDING EQUIP.</b>		<b>8-97</b>	<b>3-98</b>

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>9</b>	Salaries <b>220,905</b>	Number retained <b>9</b>	Salaries <b>250,000</b>	Number additional <b>18</b>	Salaries <b>550,000</b>

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	—	—	<b>128,226</b>	<b>22,200</b>
Plus estimated values of proposed project	<b>700,000</b>	<b>110,000</b>	<b>500,000</b>	<b>80,000</b>
Less values of any property being replaced	—	—	—	—
Net estimated values upon completion of project	<b>700,000</b>	<b>110,000</b>	<b>628,226</b>	<b>102,200</b>

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits: <b>C.E.D. owner President</b>	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <b>M. R. D. Heppner</b>	Title <b>President</b>	Date signed (month, day, year) <b>06.23.97</b>



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is 12-31-2005.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;
2. Installation of new manufacturing equipment;
3. Residentially distressed areas

☒ Yes ☐ No  
☒ Yes ☐ No  
☐ Yes ☒ No

C. The amount of deduction applicable for new manufacturing equipment is limited to \$ 750,000 cost with an assessed value of \$ 250,000.

D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ 4,050,000 cost with an assessed value of \$ 350,000.

E. Other limitations or conditions (specify) Subject to taxpayer's non-delinquent status on any and all property tax due to taxing jurisdictions within Allen County, Indiana.

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:

☐ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (Signature and title of authorized member) <u>President</u>	Telephone number <u>(219) 427-1221</u>	Date signed (month, day, year) <u>7-8-97</u>
Attested by: <u>Sandra E. Kennedy</u>	Designated body <u>Common Council</u>	

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%





FOR STAFF USE ONLY:		
Declaratory Passed	19	FT Jobs Created
Confirmatory Passed	19	PT Jobs Created
FT Jobs Currently		\$ Avg. Annual Salary of all New Jobs
PT Jobs Currently		FT Jobs Retained
\$ Avg. Annual Salary Current		PT Jobs Retained
		\$ Avg. Annual Salary of all Retained Jobs

**ECONOMIC REVITALIZATION AREA APPLICATION**  
**CITY OF FORT WAYNE, INDIANA**  
**CITY OF FT WAYNE**

APPLICATION IS FOR:

JUN 25 1997 *sw*

Real estate key no. 80-5043-0049

(Check appropriate box[es] below)

**DEPT. OF ECON DEVL.**

☒ Real Estate Improvements

Total cost of improvements: 700,000

☒ Personal Property (New Manufacturing Equipment)

Total cost of improvements: 500,000

**TOTAL OF ABOVE IMPROVEMENTS** 1,200,000

**GENERAL INFORMATION**

Taxpayer's name: Personal Property - Hoosier Pride Plastics  
Real Property - Charles E. Downey CED Property Management Telephone: 637-9423

Address listed on tax bill: 6120 Highview Drive Fort Wayne, IN 46818

Name of business to be designated, if applicable: \_\_\_\_\_

Address of property to be designated: 6120 Highview Drive, Indiana 46818

Contact person if other than above, Name: Michael Hoepfner Telephone: 637-5124

Address: 2403 W. Shoaff Road, Huntertown, IN 46748

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: \_\_\_\_\_

Describe the product or service to be produced or offered at the project site: Custom injection molding of plastic parts.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

Property was overgrown with scrub trees, weeds and was being used as unauthorized dump. Ground  
also collected stagnant water.

### ***REAL ESTATE ABATEMENT***

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: None

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Describe improvements to be made to property to be designated: 24,400 square feet pre-engineered steel  
building.

Projected construction start (month/year): 8/97

Projected construction completion (month/year): 12/97

Current land assessment: \$ \_\_\_\_\_ Current improvements assessment: \$ \_\_\_\_\_

Current real estate assessment: \$ \_\_\_\_\_ Current property tax bill on site to be designated: \$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ Est. \$5,000.00

How will you use these tax savings? Job training



## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated: 1500 T. Press, 1000 T. Press, 400 T. Press 2-350 T. Press watertower, 3 grinders, conveyor system, 10 t oh. crane, 10 T. Fort Truck, Storage Racks.

Air Compressor, Loader & Vac System, Material Silo, Misc. Molding Equipment

☐ Yes ☒ No Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: 8-97 thru 3-98 Equipment installation date: 10-97 thru 3-98

Current personal property tax assessment: \$ 22,200 Annual personal property tax bill: \$ 1,561,84

What is the anticipated first year tax savings attributable to this designation? \$ 2,000.00

How will you use these tax savings?

Job training



## PUBLIC BENEFIT INFORMATION

### EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES <sup>1</sup>	TOTAL ANNUAL PAYROLL <sup>2</sup>	AVERAGE ANNUAL SALARY <sup>3</sup>
CURRENT NUMBER FULL-TIME	7	220,905	29,545
CURRENT NUMBER PART-TIME	2		
NUMBER RETAINED FULL-TIME	7	250,000	27,778
NUMBER RETAINED PART-TIME	2		
NUMBER ADDITIONAL FULL-TIME	13	525,000	29,167
NUMBER ADDITIONAL PART-TIME	5		

Check the boxes below if the jobs to be created will provide the listed benefits:

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Pension Plan | <input checked="" type="checkbox"/> Major Medical Plan | <input type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement   | <input checked="" type="checkbox"/> Life Insurance     | <input type="checkbox"/> Dental Insurance     |

List any benefits not mentioned above: \_\_\_\_\_

When will you reach the levels of employment shown above? (Year and month) 1-2000

Types of jobs to be created as a result of this project? Sales, managers, skilled non-skilled, engineers

<sup>1</sup>Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number," "Number retained," and "Number additional."

<sup>2</sup>It is to include your total annual payroll.

<sup>3</sup>Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).



## REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property and a plat map identifying the property boundaries. (Property tax bill legal descriptions are not sufficient.) Should be marked as **Exhibit A**
2. Check for application fee made payable to the City of Fort Wayne

ERA filing fee	\$1,000
ERA filing fee in an EDTA	\$ 100
Amendment to extend designation	\$ 300
Other amendments	\$ 500
3. Owner's Certificate (if applicant is not the owner of property to be designated).  
Should be marked as **Exhibit B** if applicable.

I, as the legal taxpayer and/or owner, hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that neither an Improvement Location Permit nor a Structural Permit have been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I also certify that the taxpayer is not delinquent on any and all property tax due to taxing jurisdictions within Allen County, Indiana. I understand that any incorrect information on this application may result in a rescission of any tax abatements which I may receive.

I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor in each year in which I receive a deduction. Failure to file the CF-1 with either agency may result in a rescission of any tax abatement occurring as a result of this application.

Michael Hoepfner  
Signature of Taxpayer/Owner

6-23-97  
Date

MICHAEL HOEPFNER  
PRESIDENT  
Typed Name and Title of Applicant

C E Dowley  
Signature of Taxpayer/Owner

C.E. DOWLEY president  
Typed Name and Title of Applicant



Admn. Appr. \_\_\_\_\_

DIGEST SHEET

**TITLE OF ORDINANCE: Declaratory Resolution**

**DEPARTMENT REQUESTING ORDINANCE: Department of Economic Development**

**SYNOPSIS OF ORDINANCE: Hoosier Pride Plastics and CED Property Management are requesting the designation of an Economic Revitalization Area for both real and personal property improvements in the amount of \$1,200,000. CED Property Management will build a 24,400 square foot, pre-engineered steel facility, and Hoosier Pride Plastics will purchase new manufacturing equipment.**

**EFFECT OF PASSAGE: Will create 13 full-time and five part-time permanent jobs with benefits.**

**EFFECT OF NON-PASSAGE: Potential loss of 13 full-time and five part-time new jobs with benefits.**

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): No expenditures of public funds required.**

**ASSIGNED TO COMMITTEE (PRESIDENT): John Crawford**





# MEMORANDUM

**TO:** City Council  
**FROM:** Staci Walter, Economic Development Specialist  
**DATE:** June 30, 1997  
**RE:** Request for designation by Hoosier Pride Plastics and CED  
 Property Management as an ERA for real and personal  
 property improvements

## BACKGROUND

PROJECT ADDRESS:	<b>6120 Highview Drive</b>	PROJECT LOCATED WITHIN:	<b>Not Applicable</b>
PROJECT COST:	<b>\$ 1,200,000</b>	COUNCILMANIC DISTRICT:	<b>3</b>

COMPANY PRODUCT OR SERVICE:	<b>Custom injection molding of plastic parts.</b>
PROJECT DESCRIPTION:	<b>Company will build a 24,400 square foot pre-engineered steel building and add new manufacturing equipment.</b>

### CREATED

### RETAINED

JOBS CREATED (FULL-TIME):	<b>13</b>	JOBS RETAINED (FULL-TIME):	<b>7</b>
JOBS CREATED (PART-TIME):	<b>5</b>	JOBS RETAINED (PART-TIME):	<b>2</b>
TOTAL NEW PAYROLL:	<b>\$ 525,000</b>	TOTAL RETAINED PAYROLL:	<b>\$ 220,905</b>
AVERAGE SALARY (NEW):	<b>\$ 29,167</b>	AVERAGE SALARY (RETAINED):	<b>\$ 29,545</b>

## COMMUNITY BENEFIT REVIEW

Yes ☒ No ☐ N/A ☐

Project will encourage vacant or under-utilized land appropriate for commercial or industrial use?

**Explain:** Property is already zoned and platted for this type of land use.

Yes ☒ No ☐ N/A ☐

Real estate to be designated is consistent with land use policies of the City of Fort Wayne?

**Explain:** Property is already zoned and platted for this type of land use.

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of a deteriorated or obsolete structure?

**Explain:**

Yes ☐ No ☐ N/A ☒

Project encourages the improvement or replacement of obsolete manufacturing equipment?

**Explain:**

Yes ☐ No ☐ N/A ☒

Project will result in significant conversion of solid waste or hazardous waste into energy or other useful products?

**Explain:**

**DEPARTMENT OF ECONOMIC DEVELOPMENT**

Yes ☐ No ☐ N/A ☒

Project encourages preservation of an historically or architecturally significant structure?

**Explain:**

Yes ☒ No ☐ N/A ☐

ERA designation induces employment opportunities for Fort Wayne area residents?

**Explain:**

Yes ☒ No ☐ N/A ☐

Mean average wage of all full-time jobs to be created is at least 150% of current Federal minimum wage.

**Explain: The mean average wage of full-time jobs created is 296% of the current Federal minimum wage rate.**

Yes ☒ No ☐ N/A ☐

Mean average wage of all full-time jobs to be retained is at least 150% of current Federal minimum wage.

**Explain: The mean average wage rate of full-time jobs retained is 282% of the current Federal minimum wage rate.**

Yes ☒ No ☐ N/A ☐

Taxpayer is NOT delinquent on any or all property tax due to any taxing jurisdiction within Allen County.

**Explain:**

### POLICY

Per the policy of the City of Fort Wayne, the following guidelines apply to this project:

1. The period of deduction for real property is ten years.
2. The period of deduction for personal property is five years.

### COMMENTS

The property at 6120 Highview Drive is being designated for both real and personal property. However, the owners of the property are separate. CED Property Management will own the real estate, and Hoosier Pride Plastics will own the equipment.

Signed:

*Staci Walter*

Economic Development Specialist

DEPARTMENT OF ECONOMIC DEVELOPMENT



BILL NO. R-97-07-08

REPORT OF THE COMMITTEE ON FINANCE

DONALD J. SCHMIDT - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS  
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating Economic  
Revitalization Area" 6120 Highview Drive (Hosier Pride Plastics and  
CED Property Management

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

ad Craned Market  
Present

DATED: 7-8-97

Sandra E. Kennedy  
City Clerk